

Recorded: 4/17/2023 at 2:33:54.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 820

Prepared by: Brenda Koppes – Ulteig Engineers – 1455 Sherman Rd, Hiawatha, IA 52233 (319) 253-7058
Return to: Heather Dee - Interstate Power and Light Company – PO Box 351 – Cedar Rapids, IA 52406 (319) 786-4514

SPACE ABOVE THIS LINE FOR RECORDER

UNDERGROUND ELECTRIC LINE EASEMENT

For and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, **Donald F. Allen, a single person**, (“Grantor(s)”), ADDRESS: 901 E Main St. Manchester, Iowa 52057 do(es) hereby warrant and convey unto **Interstate Power and Light Company, an Iowa Corporation**, its successor and assigns, (“Grantee”) a perpetual easement with the right, privilege and authority to construct, reconstruct, maintain, expand, operate, repair, patrol and remove an underground electric and telecommunications line or lines, consisting of wires, transformers, switches and other necessary fixtures, appurtenances and equipment, (including associated surface mounted equipment) and construction (collectively, the “Line” or “Lines”) for transmitting electricity, communications and all corporate purposes of Grantee together with the power to extend to any other party the right to use, jointly with the Grantee, pursuant to the provisions hereof, upon, under, and across the following described lands located in the County of Delaware and the State of Iowa:

See Attached Exhibit A, page 3

together with all the rights and privileges for the full enjoyment or use thereof for the aforesaid purpose.

Grantor(s) agrees that it will not construct or place any buildings, structures, plants, or other obstructions on the property described above.

Grantor(s) also conveys the right and privilege to trim, cut down or control the growth of any trees or other vegetation on said described land and such other trees and vegetation adjacent thereto as in the judgment of the Grantee may interfere with construction, reconstruction, maintenance, expansion, operation, repair, use of the Line or Lines.

Grantee, its contractor, or agent may enter said premises for the purpose of making surveys and preliminary estimates immediately upon the execution of this easement.

The Grantor(s) also grants to the Grantee the right of ingress and egress to the Line or Lines, under lands now owned by the Grantor(s), for the purpose of constructing, reconstructing, maintaining, expanding, operating, patrolling, repairing and removing the Line or Lines, and the Grantee agrees to pay to the Grantor(s) or its tenants all damages done to the lands (except the cutting and trimming of trees or other vegetation), fences, livestock or crops of the Grantor(s) or its tenants, by the Grantee or its employees while constructing, reconstructing, maintaining, expanding, operating, patrolling, repairing or removing the Line or Lines.

Signed this 29 day of March, 2023.

GRANTOR(S):

By: [Signature]
Donald F. Allen

By: _____

ALL PURPOSE ACKNOWLEDGMENT

STATE OF Iowa
COUNTY OF Delaware ss:

On this 29 day of March, AD. 2023,
before me, the undersigned, a Notary Public in and for said State,
personally appeared

Donald F. Allen

_____ to me personally known

or X provided to me on the basis of satisfactory
evidence

to be the persons(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the
same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the
entity upon behalf of which the person(s) acted, executed the
instrument.

NOTARY SEAL [Signature]
(Sign in Ink)
Brenda Koppes
(Print/type name)

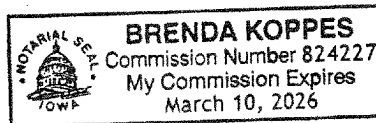
Notary Public in and for the State of Iowa
My Commission Expires: March 10, 2026

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
- CORPORATE
Title(s) of Corporate Officers(s): _____
- N/A
- Corporate Seal is affixed
- No Corporate Seal procured
- PARTNER(s)
 Limited Partnership
- General Partnership
- ATTORNEY-IN-FACT
- EXECUTOR(s),
- ADMINISTRATOR(s),
- or TRUSTEE(s):
- GUARDIAN(s)
- or CONSERVATOR(s)
- OTHER

SIGNER IS REPRESENTING:

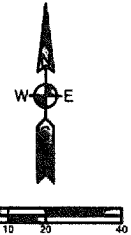
List name(s) of persons(s) or entity(ies):



PROPERTY DESCRIPTION

EXHIBIT A

That part of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty Three (33), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M. described as commencing at a point Sixty Six Feet East of the Northeast Corner of Lot Sixteen of A. Loves Addition to Manchester, Iowa, thence South one hundred twenty two (122) feet, thence East one hundred ten (110) feet, thence North one hundred twenty two (122), thence West one hundred ten (110) feet to the point of beginning. *As recorded in Warranty Deed, Book 2000, Page 2922 in the Office of the Recorder, Delaware County, Iowa.*



SCALE: 1" = 40'
Orientation of this bearing system is Iowa State Plane North (NAD 83)
This Survey was performed using the Iowa RTN Network

EASEMENT DESCRIPTION

A strip of land, for easement purposes, on, over and across that real property described in Warranty Deed, Book 2000, Page 2922, more particularly described as follows:

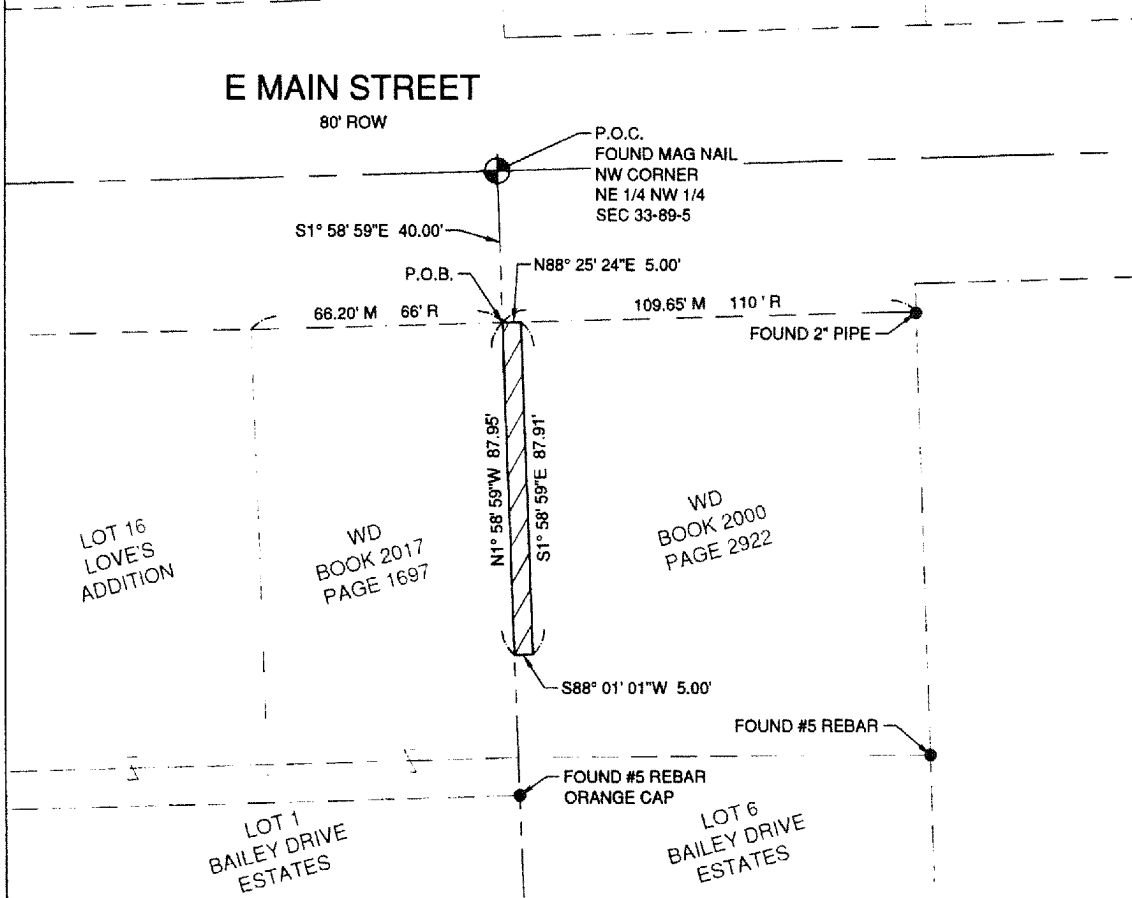
Commencing at a MagNail, marking the Northwest corner of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 33, Township 89 North, Range 5 West, Delaware County, Iowa; thence along the West line of said NE 1/4 NW 1/4, S1° 58' 59"E, 40.00 feet to a point on the southerly Right of Way of Main Street, same being the Northwest corner of said real property and the TRUE POINT OF BEGINNING; thence along said Right of Way, N88° 25' 24"E, 5.00 feet; thence S1° 58' 29"E, 87.91 feet; thence S88° 01' 01"W, 5.00 feet to a point on the West line of said NE 1/4 NW 1/4; thence N° 58° 59"W, 87.95 feet to the Point of Beginning, containing 439.65 square feet, more or less.

PROPRIETORS

Donald F. and Sharon L. Allen
Warranty Deed - Book 2000, Page 2922

SURVEY REQUESTED BY

Alliant Energy
200 1st Street SE
Cedar Rapids, IA 52401



I hereby certify that this Land Surveying Document was prepared by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Douglas J. Kwater 4/4/2023
Douglas J. Kwater Date

Iowa license number 23712
License renewal date is December 31, 2023



LEGEND

- ROAD RIGHT OF WAY LINES
- NEW EASEMENT
- QUARTER SECTION LINE
- SECTION LINE
- PROPERTY LINE
- FOUND SURVEY MONUMENT AS NOTED
- FOUND SECTION CORNER AS NOTED

	Cedar Rapids - Sioux Falls - Bismarck - Denver - Detroit Lakes - Fargo - Minneapolis 1455 Sherman Road Hiawatha, Iowa 52233 Phone: 319.286.3000 Web: www.ulteig.com	EXHIBIT A	Project Number: 23-22817 Date: 4-4-2023 Drawn By: STP Approved By: DJK Sheets: 1 of 1
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